



Bk: 10492Pg: 150 Page: 1 of 2
Recorded: 03/01/2011 02:23 PM

Affected premises:
156 Sunset Avenue, Amherst

KNOW ALL BY THESE PRESENTS THAT

I, David Edsall of 156 Sunset Avenue, Amherst, MA 01002

for full consideration to me paid of \$350,000.00 grant to

Railroad Street Partners, LLC
of 73 Main Street, Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 03/01/2011 02:23 PM
ctrl# 025438 27370 Doc# 00004642
Fee: \$1,596.00 Cons: \$350,000.00

with QUITCLAIM Covenants

the land, with the buildings thereon, located at 156 Sunset Avenue, Amherst, **Hampshire** County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

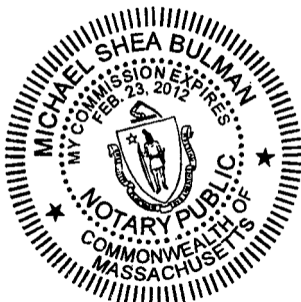
Being the same premises conveyed to me by deed of Victor A. Velen and Elizabeth D. Velen, dated August 16, 1988, and recorded in Hampshire County Registry of Deeds Book 3233, Page 203.

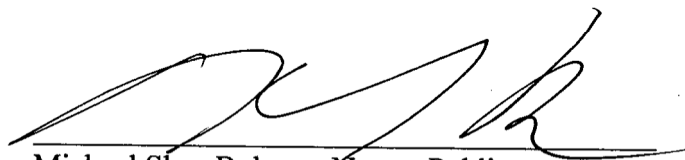
Executed as a sealed instrument on: 2/27/11


David Edsall

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE: SS

On this 27th day of February, 2011, before me the undersigned Notary Public, personally appeared the above named David Edsall, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory to be the person whose name is signed above, and acknowledged the foregoing to be signed by David Edsall as his free act and deed, voluntarily for its stated purpose.




Michael Shea Bulman, Notary Public
My commission expires February 23, 2012

156 Sunset Ave Amherst MA

EXHIBIT A

156 Sunset Avenue, Amherst, Massachusetts

Beginning at an iron pin on the westerly side of Sunset Avenue at the northeasterly corner of the tract herein conveyed, which pin is located ten and one tenth (10.1) feet, more or less, southerly of an iron pin at the southeasterly corner of land now or formerly of Sydney B. Snow and Margaret K. Snow; thence westerly along a right-of-way now or formerly of Harriet Millard Butterfield, two hundred one and four tenths (201.4) feet, more or less, to an iron pin; thence continuing westerly along said right-of-way, one hundred one and five tenths (101.5) feet, more or less, to an iron pin; thence southerly along land now or formerly of Victor L. Butterfield et al, one hundred eleven and two tenths (111.2) feet, more or less, to an iron pin; thence easterly along land now or formerly of Robert P. Hadley, one hundred eight and eight tenths (108.8) feet, more or less, to an iron pin; thence continuing easterly along land now or formerly of Harriet Millard Butterfield, two hundred five and sixty-four hundredths (205.64) feet, more or less, to an iron pin on said westerly side of Sunset Avenue, which pin is located one hundred sixteen and twenty-five hundredths (116.25) feet, more or less, northerly of an iron pin at the northeast corner of land now or formerly of Henry D. Coe and Louise C. Coe; thence northerly along said westerly side of Sunset Avenue, one hundred sixteen and fifteen hundredths (116.15) feet, more or less, to the iron pin at the place of beginning.

For a more particular description, see plan entitled, 'Butterfield Estate, Sunset Avenue, Amherst, Mass.' recorded with Hampshire County Registry of Deeds, Plan Book 27, Page 51.

TOGETHER WITH a right-of-way approximately ten (10) feet wide along the northerly boundary of the tract herein conveyed and extending two hundred one and four tenths (201.4) feet, more or less, westerly from Sunset Avenue.

The Easterly portion of the tract is SUBJECT TO an easement or right-of-way in favor of the Town of Amherst to maintain sewer pipes.

AMHERST, HAMPSHIRE, Marianne L. Donohue, REGISTER
 MARIANNE L. DONOHUE